

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 4, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

87-DR-2004#3
Hayden Peak Crossing Pad E

LOCATION

20301 N. Hayden Road

REQUEST

Request approval for a site plan and elevations to add an 8,301 square-foot multi-tenant commercial building at Pad E of the Hayden Peak Crossing Shopping Center.

OWNER

Pederson Group, Inc
602-265-2888

ENGINEER

Erickson & Meeks
Engineering LLC
602-569-6593

ARCHITECT/
DESIGNER

Butler Design Group
602-957-1800

APPLICANT/
COORDINATOR

Gary Pederson
Pederson Group, Inc
602-265-2888

BACKGROUND

Zoning.

This site is part of a larger commercial shopping center zoned C-3 PCD ESL (Highway Commercial District, Planned Community Development, Environmentally Sensitive Lands). This commercial center is in various phases of development.

Adjacent Uses:

- North: Multi-family residential, zoned R-4 PCD ESL (Townhouse residential, Planned Community Development, Environmentally Sensitive Lands)
- East/South: Single-family residential, zoned R1-5 PCD ESL (Single-family residential - 4,700 square feet, Planned Community Development, Environmentally Sensitive Lands)
- West: Unimproved park and open space, zoned OS PCD (Open Space, Planned Community Development)

Context.

The site is located at the southeast corner of North Hayden Road and East Thompson Peak Parkway, within the Grayhawk Master Planned Community. More specifically, the subject site is a pad within the Hayden Peak Crossing commercial center. Pad E is located along North Hayden Road on the west side of the Hayden Peak Crossing commercial center. It is adjacent to the Grayhawk Parcel 3b, Retreat Village residential development.

APPLICANT'S
PROPOSAL

Applicant's Request.

This development proposal consists of one building, its associated parking, and landscaping all on a pad site within an already approved commercial center

known as Hayden Peak Crossing. This building is designed for use as in-line shops. The proposed one-story structure is oriented with the primary walk-in customer entrance facing towards the north. The south side of the building faces perimeter shopping center landscaping. Pedestrian access is provided to connect to the adjacent shopping center and the sidewalk along Hayden Road.

The plant palette and architectural elements are consistent with the larger Hayden Peak Crossing commercial center. The plant palette includes Palo Verde, Mexican Bird of Paradise, Saguaro, sage, Fairy Duster, Ruellia, Yucca, Creosote bush, Paper Flower, Spanish Bayonet, Desert Spoon, and Agave.

The architectural style demonstrates a western theme with the use of rough, heavy and rustic elements. The materials include stucco, stone, clay roof tile, metal store front/windows, and wood trim. The paint is by Dunn Edwards. The colors include brown/tan "Wide Dunes", orange/red "Nutmeg", and accents of tan/sage-green "Egyptian Sand" and Shaggy Barked". These elements match those of the already approved commercial center.

Development Information:

- Existing Use: Unimproved pad site
- Proposed Use: In-line shops
- Parcel Size: +/-0.96 Acre (overall site is 18.1 Acres)
- Building Size: 8,301 Square feet
- Building Height Allowed: 38 Feet allowed
- Proposed: 26Feet proposed
- Parking Required 567 Spaces required (overall commercial Center)
- Provided: 704 Spaces provided (overall commercial center); 34 parking spaces required and provided for Pad E.
- Open Space Required: 143,474 Square feet required
- Provided: 143,937 Square feet Provided (entire center)
- FAR Allowed: 0.8 Allowed
- FAR Provided: 0.19 Provided

DISCUSSION

The proposed development is consistent in its architectural style, landscape design, and site plan with the larger commercial center of which it is a part. The proposed design meets the ordinance development standard requirements.

Throughout the development process for this property, the applicant has held several open house meetings, sent informational mailings, and met in groups and individually with several neighbors and Home Owner Association representatives. Some of the concerns expressed by the neighbors have included encroaching commercial development with its commercial activity impacts and their expectation that commercial development was not part of this property. Other concerns, which have been addressed, include building height, landscaping and patio screening.

Scottsdale Development Review Board Report
Case No. 87-DR-2004#3

STAFF

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

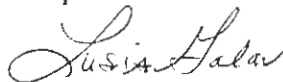
STAFF CONTACT(S)

Kira Wauwie, AICP
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY



Kira Wauwie, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____

Project Name: _____

Project Location: SEC Hayden and Thompson Peak

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 PCD ESL Proposed Zoning: —

Number of Buildings: 1 Parcel Size: 826,526 (18.9 Ac)

Gross Floor Area/Total Units: ~~141,587~~ 147,946 Floor Area Ratio/Density: _____

Parking Required: 614 Parking Provided: 704

Setbacks: N - 30' S - 50' E - 50' W - 30'

Description of Request:

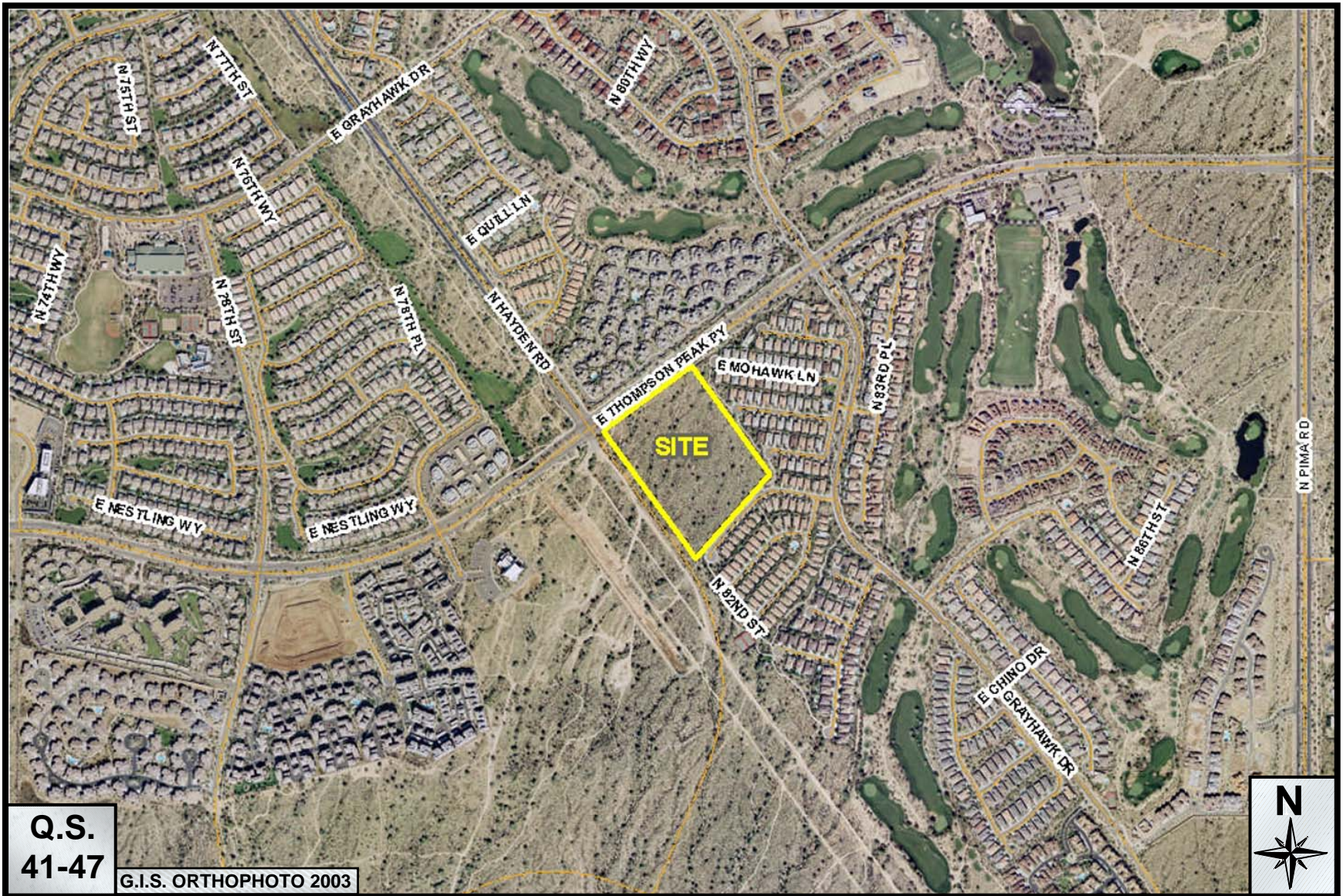
PROJECT NARRATIVE

The Pederson Group proposes to add a 8,301 s.f. shops multi-tenant building at Pad E on one of five of the remaining Pad sites. This application is for the intent of review by the Design Review Board. The project identified as Hayden Peak Crossing is currently under construction for the first shops multi-tenant buildings A through D and the anchor grocer. Pad A has been designed to the quality and design standards from the original design for the center incorporating the architectural style and materials previously approved by the DRB. Open Space and NAOS requirements are intact as they were considered originally in the initial master plan.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fa

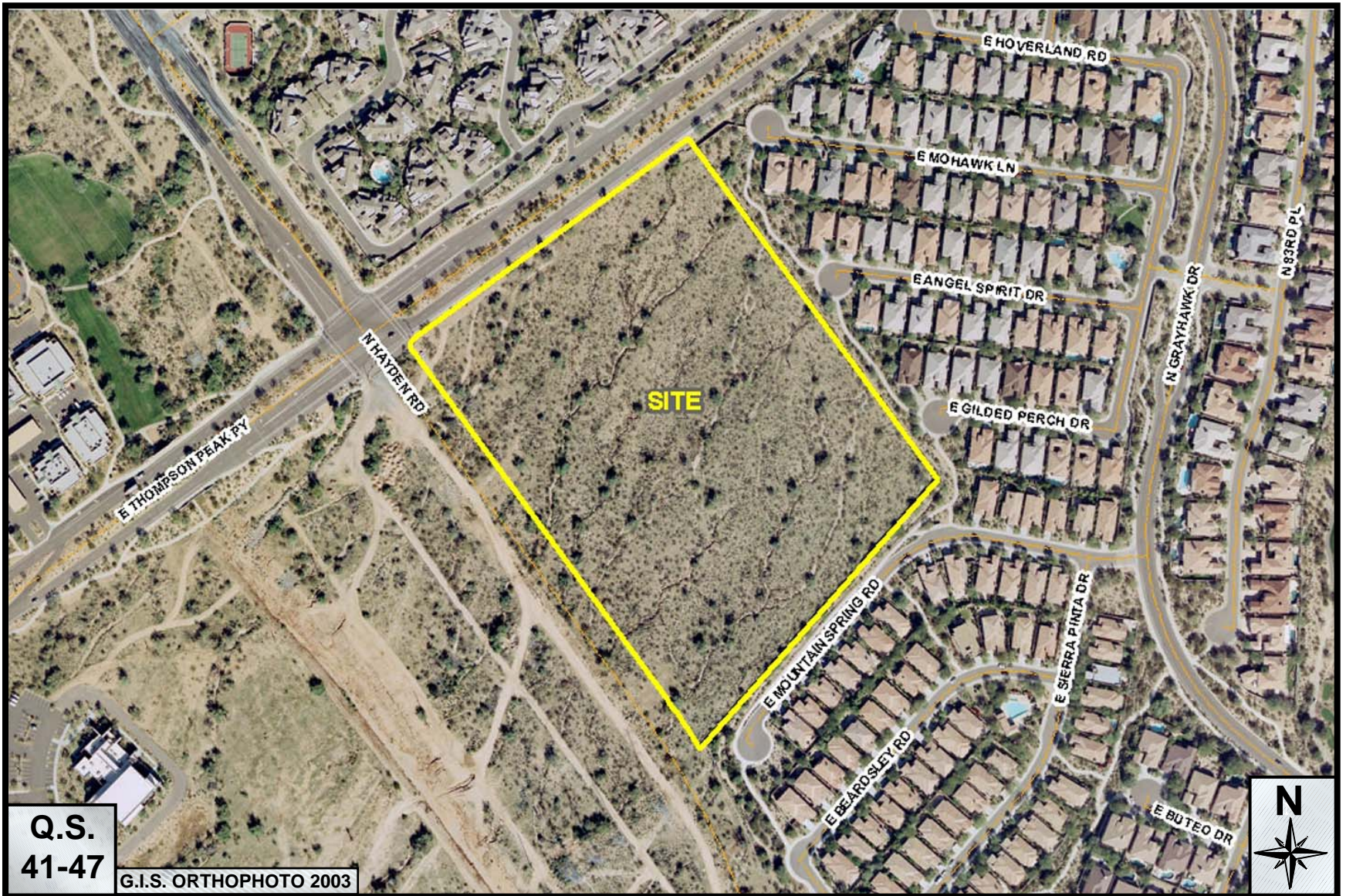
Attachment 1



Hayden Peak Crossing Pad E

87-DR-2004 #3

ATTACHMENT #2



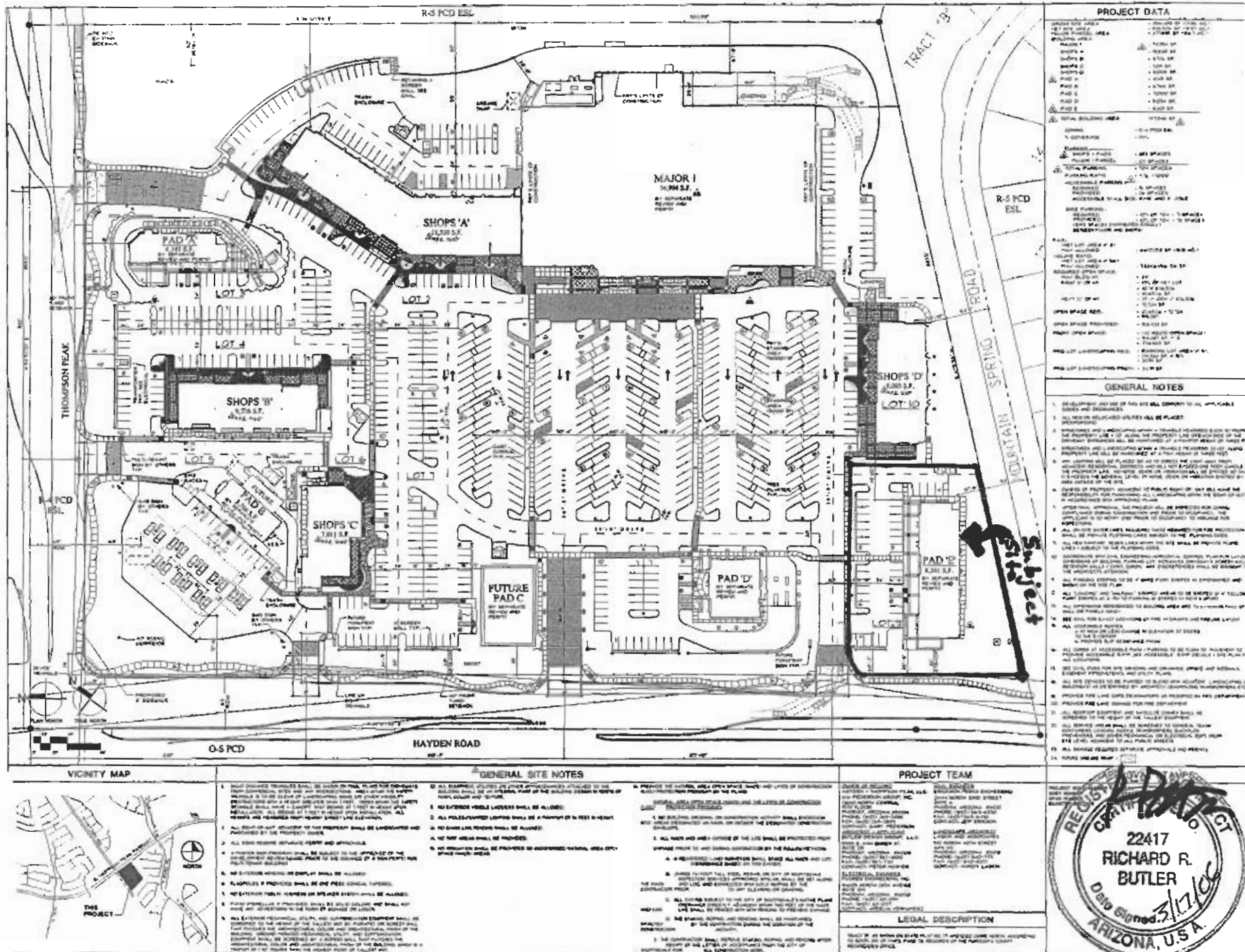
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G.I.S. ORTHOPHOTO 2003

Hayden Peak Crossing Pad E

87-DR-2004 #3

ATTACHMENT #2A





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Color Chart

1	Light Tan
2	Medium Tan
3	Dark Tan
4	Light Brown
5	Medium Brown
6	Dark Brown
7	Black
8	White
9	Light Green
10	Medium Green
11	Dark Green
12	Light Blue
13	Medium Blue
14	Dark Blue



HAYDEN PEAK CROSSING

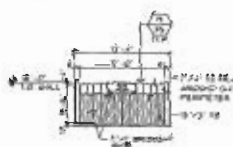
S.E.C. HAYDEN & THOMPSON PEAK
SCOTTSDALE, ARIZONA

87-DR-2004#3

03/17/2006

PAD E ELEVATIONS





FRONT & SIDE TRASH ENCL. ELEV.

PAD 'E' WEST ELEVATION
SCALE: 1/8"=1'-0"

PAD 'E' WEST ELEVATION
SCALE: 3/8"=1'-0"

REGISTRATION NO. 22417
 RICHARD F. BUTLER
 Date Signed: 3/7/60
 ARIZONA, U.S.A.

B **d**
log

Butler Design Group
Architects & Planners
6606 East Van Buren St.
Suite 218
Mesa, Arizona 85008
602-967-1800

87-DR-2004#3
03/17/2006

Hayden Peak Crossing
Pad E
20301 N. Hayden Road
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

ATTACHMENT A

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord Group-2 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Hayden Peak Crossing Pad E 87-DR-2004#3

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Butler Design Group Inc. with a staff receipt date of 3/17/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group Inc. with a staff receipt date of 3/17/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, Inc. with a staff receipt date of 3/17/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All window glazing shall be clear non-reflective.
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:

DRB Stipulations

11. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

12. Applicant shall revise the landscape plans at time of final plan review to show the proposed pots that will be located in front of the shops and around the patio areas.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 16 feet.
16. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
17. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.0 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- j. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

20. No exterior vending or display shall be allowed.

21. Flagpoles, if provided, shall be one piece, conical, and tapered.
22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- A. *At the time of review, the applicable zoning, DRB case(s) for the subject site were: 87-DR-2004, 46-ZN-1990, 46-ZN-1990#2.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 23. Site Plan by Butler Design Group and dated 3/17/06.
- 24. Water and sewer plans by Erickson and Meeks Engineering(EME), L.L.C. and dated 3/17/06.
- 25. Drainage report by EME and dated 1/23/06.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

- 26. Refuse enclosure location needs to be revised on the site plan to accommodate truck backing distance within 35 foot.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 27. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 28. Demonstrate consistency with the approved master drainage plan and report.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 29. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- 30. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. The City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
 - (1) The developer shall pay the approved in-lieu fee prior to the issuance of a building permit.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

Ordinance

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

The developer needs to be in compliance with existing pedestrian circulation plan.

DRB Stipulations

31. The developer shall provide a minimum parking-aisle width of 24 feet.
32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
33. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
36. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.

- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

H. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

I. Underground vault-type containers are not allowed.

J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 37. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

- 1. A commercial water needs report is to be submitted to Water Resources to determine applicable water and sewer development fees

Ordinance

L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 39. On-site sanitary sewer shall be privately owned and maintained.
- 40. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- M. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- N. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
- O. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

- 41. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- P. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]